

**ORDINANCE NO. 2425**

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF GILBERT BY AMENDING ORDINANCES NOS. 1900 AND 2179 PERTAINING TO THE COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER PLANNED AREA DEVELOPMENT (“PAD-ROS”) AND ORDINANCES NOS. 2195, 2304 AND 2413 PERTAINING TO THE COOLEY STATION – RESIDENTIAL 2 PLANNED AREA DEVELOPMENT (“PAD-2”) BY REZONING APPROXIMATELY 35 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTH OF THE NORTHEAST CORNER OF RECKER ROAD AND WILLIAMS FIELD ROAD, IN ZONING CASE Z12-16, FROM APPROXIMATELY 13.5 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT AND 21.2 ACRES OF MULTI-FAMILY LOW (MF-L) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT TO 26.9 ACRES OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT AND 7.8 ACRES OF MULTI-FAMILY MEDIUM (MF-M) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT; AND BY AMENDING THE DEVELOPMENT PLAN AND CONDITIONS OF DEVELOPMENT AS FOLLOWS: (1) DELETING EXHIBITS 13 THROUGH 17 AND ADDING EXHIBITS 18 THROUGH 22, INCLUDING THE ZONING EXHIBIT, DEVELOPMENT PLAN, OPEN SPACE AND CIRCULATION PLAN EXHIBIT, STREET KEY SHEET EXHIBIT AND STREET SECTIONS EXHIBIT AND (2) BY AMENDING CONDITIONS OF DEVELOPMENT AS FOLLOWS: REDUCING THE SEPARATION BETWEEN BUILDINGS AND THE MINIMUM REAR PERIMETER SETBACK FOR THE MULTI-FAMILY MEDIUM ZONING DISTRICT (PARCEL 13); AND RESTATING AND INCORPORATING PROVISIONS OF ORDINANCES NOS. 1900, 2179, 2195, 2304 AND 2413 HEREIN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR PENALTIES.

WHEREAS, by adoption of this Ordinance, the Town of Gilbert Town Council desires to rezone certain parcels and amend conditions of development relating to the development of certain parcels within the Cooley Station Residential Office and Shopping Center Planned Area Development (“PAD-ROS”) pursuant to the Town of Gilbert Zoning Code requirements for a Planned Area Development to modify base zoning district regulations to implement policies in the General Plan; and



WHEREAS, the Town Council has determined that this amendment to the Zoning Map and the Planned Area Development conditions of development conforms with the Town of Gilbert General Plan, as amended, any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local law

NOW THEREFORE, BE IT ORDAINED by the Common Council of the Town of Gilbert, Arizona, as follows:

Section I. In General.

1. The Official Zoning Map of the Town of Gilbert, Arizona is hereby amended by amending Ordinances Nos. 1900 and 2179 relating to the Cooley Station Residential, General Office and Shopping Center PAD and Ordinances Nos. 2195, 2304, and 2413 relating to the Cooley Station - Residential 2 PAD by changing the zoning classification of real property consisting of approximately 35 acres located north and east of the northeast corner of Recker Road and Cooley Loop North (the "Property"), as described in the legal description, Exhibit 1, and shown on the Zoning Exhibit (map) in Exhibit 2 (Exhibit 18 to the Development Plan), both attached hereto and incorporated by this reference herein, from 13.5 acres of Single Family Detached (SF-D) and 21.2 acres of Multi-Family Low (MF-L) zoning districts, all with a Planned Area Development Overlay Zoning District to 26.9 acres of Single Family-Detached (SF-D) and 7.8 acres of Multi-Family Medium (MF-M) zoning districts all with a Planned Area Development Overlay Zoning District.

2. Ordinances Nos. 1900 and 2179 relating to the Cooley Station Residential, General Office and Shopping Center PAD and Ordinances Nos. 2195, 2304 and 2413 relating to the Cooley Station - Residential 2 PAD are amended by deleting the following exhibits: Exhibit 13: Zoning Exhibit for Cooley Station - Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013, Exhibit 14: Development Plan of the Cooley Station - Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013, Exhibit 15: Street Sections for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013, Exhibit 16: Street Keysheet for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013, and Exhibit 17: Open Space and Circulation Plan for Cooley Station - Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013.

3. Ordinances Nos. 1900 and 2179 relating to the Cooley Station - Residential, Office and Shopping Center PAD and Ordinances Nos. 2195, 2304 and 2413 relating to the Cooley Station - Residential 2 PAD are amended by adding new exhibits 18 through 22, attached hereto and incorporated herein, and making those Exhibits part of the



Development Plan for Cooley Station - Residential, Office, Shopping Center PAD and Cooley Station – Residential 2 PAD, as set forth in or attached to Ordinances Nos. 1900, 2179, 2195, 2304 and 2413, to read as follows:

EXHIBIT 18: Zoning Exhibit for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated May 2, 2013.

EXHIBIT 19: Development Plan for Cooley Station Residential, Office, and Shopping Center and Residential 2 PADs, dated May 2, 2013.

EXHIBIT 20: Street Sections for Cooley Station Residential, Office and Shopping Center and Residential 2PADs, dated May 2, 2013.

EXHIBIT 21: Street Keysheet for Cooley Station Residential, Office and Shopping Center and Residential 2PADs, dated May 2, 2013.

EXHIBIT 22: Open Space and Circulation Plan for Cooley Station Residential, Office and Shopping Center and Residential 2PADs, dated May 2, 2013.

4. Ordinances Nos. 1900 and 2179 relating to the Cooley Station Residential, Office and Shopping Center PAD and Ordinances Nos. 2195, 2304 and 2413 relating to the Cooley Station – Residential 2 PADs are further amended by restating and amending the development conditions for which development of the Property is conditioned, as set forth below (additions shown in ALL CAPS, deletions shown in ~~strikeout~~):

- a. Dedication to the Town for Residential Collector Street (BB) shown on Exhibits ~~15~~ 20 and ~~16~~ 21, Street Section and Keysheet, shall be completed at the time of final plat recordation or sooner as required by the Town Engineer. Dedication of the Residential Collector Street (BB) shall extend 34 feet for full street right-of-way adjacent to the Project.
- b. Deleted.
- c. Dedication to the Town for the Boulevard Collector (DD) shown on Exhibits ~~15~~ 20 and ~~16~~ 21, Street Section and Keysheet, shall be completed at the time of final plat recordation or sooner as required by the Town Engineer. Dedication of the Boulevard Collector (DD) shall extend 49 feet for full street right-of-way adjacent to the Project.
- d. Dedication to the Town for Cooley Loop (EE) shown on Exhibits ~~15~~ 20 and ~~16~~ 21, Street Section and Keysheet, shall be completed at the time of final plat recordation or sooner as required by the Town Engineer.



Dedication of Cooley Loop (EE) shall extend 60 feet for full street right-of-way adjacent to the Project.

- e. Deleted.
- f. Deleted.
- g. Dedication to the Town of that portion of Wade Drive and Vest Avenue (GG) shown on Exhibits 15 21 and 16 22, Street Section and Keysheet Adjacent to Parcels 1A, 1B, 2 AND 3 shall be completed at the time of final plat recordation or sooner if required by the Town Engineer. Dedication shall extend 17 feet from the centerline adjacent to the Project.
- h. Developer shall designate and shall set forth on the final plat, landscape, sidewalk and parking tracts abutting Collector Street (BB), Williams Field Road (CC), Boulevard Collector (DD), Cooley Loop (EE), Galveston Street, Wade Drive and Vest Avenue (GG), all as shown on Exhibits 15 21 and 1622 Street Section and Keysheet.
- i. Construction of required off-site improvements to Williams Field Road, Recker Road and all internal residential and collector streets abutting the Project shall be completed prior to occupancy of any building or unit in the Project, or at the time requested by the Town, whichever is earlier. If the Town requests construction of the off-site improvements prior to construction of the Project, in lieu of construction, the Developer may enter into a Reimbursement Development Agreement with the Town for payment by Developer of Developer's pro rata share of the costs of the off-site improvements to satisfy the requirements of this condition.
- j. The Project shall be developed in conformance with the Town's zoning requirements for the Multi-Family/Medium (MF/M), ~~Multi-Family/Low (MF/L)~~, Single Family – Detached (SF-D), General Office (GO), and Shopping Center (SC) zoning districts and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following:

<i>Single Family Detached (SF-D)</i>	<i>Parcels 1A, 1B, 9, 10, and 11 and 17</i>	<i>Parcel 12</i>
Minimum lot area	1,900 sq. ft.	1,900 sq. ft.
Maximum building height	39.5 feet or 3-stories	39.5 feet or 3-stories
Front yard setback	8 feet	5 feet for homes fronting on courtyard, otherwise 8 feet
Rear yard setback	10 ft. (to center of alley)	10 ft. (to center of alley)
Lot coverage	65% single story	65% single story



	55% two & three story	55% two & three story
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<b>Multi Family Low (MF/L)</b>	<b>Parcel 13</b>
Minimum Net Land Area per Unit	3,000 sq. ft.
Building Step-Back	0 feet
Front Perimeter Setback	8 feet adjacent to arterials and collectors*
Rear Perimeter Setback	10 feet adjacent to collectors*
Side Perimeter Setback	10 feet adjacent to arterials and collectors*
Private Open Space	60 sq. ft. Uncovered and no screen walls
Minimum Perimeter Landscape Area (Depth in Ft.)	
Front	5 feet adjacent to arterials and collectors*
Side (Street)	5 feet adjacent to arterials and collectors*
Rear (Residential)	8 feet adjacent to collectors*
Rear (Non-Residential)	8 feet adjacent to collectors*
Common Open Space (Minimum)	40 % of net site area if property is: a) directly across right-of-way from village park; and b) abutting one of the village parks; and c) within 1/6 of a mile or 880 feet of one of the village parks

\* If not adjacent to arterial or collector as noted, then the Land Development Code (LDC) applies.

<b>Multi Family Medium (MF/M)</b>	<b>Parcels 2, 3, 4, 5, 6, 13 and 14</b>
Minimum Net Land Area per Unit	1,700 sq. ft. (*=25 d.u.'s/ac.)
Building Step-back	0 feet
Minimum Perimeter Building Setbacks (ft.)	
Front	8 feet adjacent to arterials and collectors*
Side	10 feet adjacent to arterials and collectors*
Rear	10 feet adjacent to collectors*
REAR (RESIDENTIAL) PARCEL 13	20 FEET ADJACENT TO RESIDENTIAL **
Minimum Perimeter Landscape Area (Depth in Ft.)	
Front	5 feet adjacent to arterials and collectors*
Side (Street)	5 feet adjacent to arterials and collectors*
Rear (Residential)	8 feet adjacent to collectors*
Rear (Non-Residential)	8 feet adjacent to collectors*
Common Open Space (Minimum)	35% of net site area if property is: a) directly across right-of-way from village park; and b) abutting one of the village parks; and c) within 1/6 of a mile or 880 feet of one of the village parks
SEPARATION BETWEEN THREE-STORY BUILDINGS	10' **



\* If not adjacent to arterial or collector as noted, then the Land Development Code (LDC) applies.

\*\* IF PARCEL 13 IS DEVELOPED WITH UP TO 15 DWELLING UNITS PER ACRE THREE-STORY BUILDINGS SHALL BE 10' APART, OTHERWISE THE LAND DEVELOPMENT CODE (LDC) APPLIES.

<b><i>General Office (GO)</i></b>	<b><i>Parcel 7</i></b>
Minimum Building Setback (ft.)	
Front	0 feet or "back of sidewalk" on arterial or collector
Side (Arterial)	0 feet or "back of sidewalk" on arterial or collector
Side (Collector or Local)	0 feet on Collector, 10 feet on local
Side (Non-residential)	15 feet between buildings
Minimum Perimeter Landscape Area (Ft.)	
Front	0 feet (excluding landscape easement)
Side (Arterial)	0 feet (excluding landscape easement)
Side (Collector)	0 feet (excluding landscape easement)
Side (Local)	10 feet (excluding landscape easement)

- k. Developer shall create a new Homeowner's Association (HOA) and Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified at the time of approval of the final site plan and/or final plat.
- l. The developer shall execute water and sewer buy-in agreements, whereby the developer shall pay for its proportional share of water and sewer mains prior to final plat approval.
- m. Deleted.
- n. On-street parking spaces for the General Office parcel shall be allowed a credit of one parking space to one parking space toward the required parking for the development. The on-street parking spaces shall be striped and signed by the developer. Parking signage shall designate parking limitations for the General Office use, Parcel 7.
- o. Designated on-street parking spaces abutting Multi-Family/ Medium projects shall be counted as a maximum credit of 55% of the required on-site visitor /guest parking. The on-street parking spaces shall be striped by the Developer.
- p. Deleted.



- q. Dedication to the Town for Recker Road right-of-way that is adjacent to Parcel 15, as shown on Exhibit 14621 Street Section Key Sheet, shall be completed at the time of final plat recordation or sooner as required by the Town Engineer. Dedication of Recker Road shall extend 65 feet from the centerline for approximately 1314 feet south of the intersection with Galveston Street adjacent to Parcel 15 and 65 feet from the centerline for approximately 130 feet south of the intersection with Boulevard Collector (DD) adjacent to Parcel 16.
- r. Deleted.
- s. Dedication to the Town of that portion of Galveston Street, Wade Drive, and Vest Avenue rights-of-way adjacent to Parcel 15, all as shown on Exhibit 14621, Street Section Key Sheet, shall be completed at the time of final plat recordation or sooner if required by the Town Engineer. Dedication of Galveston Street, Wade Drive, and Vest Avenue shall extend 17 feet from the centerline adjacent to the Project.
- t. Deleted.
- u. ~~DELETED Construction of required off-site improvements to Recker Road, Boulevard Collector (DD), Galveston Street, Wade Drive, and Vest Avenue abutting Parcels 15, 16 AND 17 shall be completed prior to occupancy of any building or unit in the Project, or at the time requested by the Town, whichever is earlier. If the Town requests construction of the off-site improvements prior to construction of the Project, in lieu of construction, the Developer may enter into a Reimbursement Development Agreement with the Town for payment by Developer of Developer's pro rata share of the costs of the off-site improvements to satisfy the requirements of this condition.~~
- v. Parcels 15 and 17 shall be developed in conformance with the Town's zoning requirements for the Single Family Detached (SF-D) zoning District and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

<b><i>Single Family Detached (SF-D) Parcels 15, and 17</i></b>	
Minimum lot area	1,900 sq. ft.
Maximum building height	40 feet or 3-stories
Front yard setback	5 feet for homes fronting on courtyard, otherwise 8 feet
Rear yard setback	10 ft. (to center of alley)
Lot coverage	65% single story



	55% two & three story
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- w Deleted.
- x Deleted.
- iy. The developer shall reserve a three (3) net acre well/reservoir site, generally located at the southeast corner of Galveston Street and Wade Drive and as illustrated on the Conceptual Development Plan, for future purchase by the Town of Gilbert for a purchase price based on fair market value. Fair market value shall be based on an appraisal prepared by a qualified appraiser approved by the Town and Developer. The reservation shall expire upon recordation of the final plat for Parcel 15, as shown on Exhibit 1419 Development Plan for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs unless a purchase contract has been entered into for the well/reservoir site prior to recordation of the final plat. If the reservation expires, the final plat shall include platting of the site.
- z. The applicant shall prepare for review and approval by the Town's Design Review Board, design guidelines addressing a landscaping palette and intensity, architectural design theme, hardscape, building materials, signage, and entry monumentation for the ~~500-~~ approximately 462 acre Residential Properties to coordinate and conform to the Gateway Area Streetscape Design Guidelines and to implement the Gateway Character Area policies contained in the General Plan.
- aa. The owner or operator of the school on Parcel 16 shall submit a letter to the town traffic engineer at least one week before the opening day of classes for each school year affirming that start/dismissal times will be staggered for the year and that parents have been assigned to the drop off area providing the most efficient route for access.
- bb. Upon completion of the remediation of Parcel 16 and prior to issuance of a building permit, Developer shall submit to the town engineer a remediation level assessment report demonstrating that the site is below the Arizona Department of Environmental Quality (ADEQ) contaminant levels for schools.
- cc. ~~CONSTRUCTION DOCUMENTS: GRADING AND DRAINAGE, LANDSCAPE, ELEVATIONS AND LIGHTING PLANS FOR PARCEL 16 SHALL INCORPORATE COMMENTS AND RECOMMENDATIONS ISSUED BY DEVELOPMENT SERVICES STAFF DURING THE TECHNICAL REVIEW.~~



- dd. PRIOR TO FINAL PLAT APPROVAL FOR PARCEL 12, DEDICATION IS REQUIRED FOR THE PORTION OF THE EAST CONNECTOR ROAD THAT IS CONTAINED WITHIN PARCEL 12 AND CONTINUES NORTH FROM THE INTERSECTION OF COOLEY LOOP EAST AND COOLEY LOOP NORTH, AS SHOWN ON THE STREET SECTION KEY SHEET EXHIBIT.
- ee. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN PARCEL 12, OFF-SITE IMPROVEMENTS (OR CASH-IN-LIEU OF CONSTRUCTION) IS REQUIRED FOR THE PORTION OF THE EAST CONNECTOR ROAD THAT IS CONTAINED WITHIN PARCEL 12 AND CONTINUES NORTH FROM THE INTERSECTION OF COOLEY LOOP EAST AND COOLEY LOOP NORTH, AS SHOWN ON THE STREET SECTION KEY SHEET EXHIBIT.
- ff. FOR PARCELS LOCATED WITHIN THE “COOLEY CENTER”, AS DEFINED IN RESOLUTION 2889, REIMBURSEMENTS SHALL BE REQUIRED FOR OFF-SITE IMPROVEMENTS DESIGNED AND CONSTRUCTED BY THE TOWN OF GILBERT, SHOULD THE OVERALL DEVELOPMENT SCHEDULE DESCRIBED IN THAT RESOLUTION NOT BE MET.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section III. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section IV. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 5.1205 and 5.1206 of the Gilbert Land Development Code. Each day a violations continues, or the failure to perform any act or duty required by this zoning ordinance, the Zoning Code or by the Town of Gilbert Municipal Court continues, shall constitute a separate civil offense.



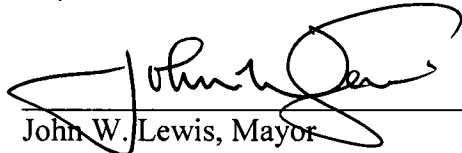
PASSED AND ADOPTED by the Common Council of the Town of Gilbert, Arizona, this 2nd day of May, 2013, by the following vote:


AYES: COOK, COOPER, DANIELS, LEWIS, PETERSEN, RAY, TAYLOR

NAYES: 0 ABSENT: 0

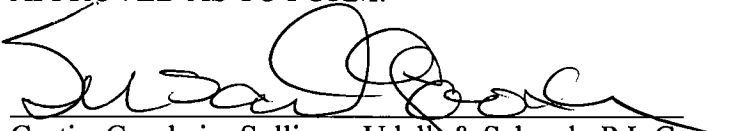
EXCUSED: 0 ABSTAINED: 0

APPROVED this 2nd day of May, 2013.


  
John W. Lewis, Mayor

ATTEST:  
  
Catherine A. Templeton, Town Clerk

APPROVED AS TO FORM:

  
Curtis, Goodwin, Sullivan, Udall, & Schwab, P.L.C.  
Town Attorneys  
By SUSAN D. GOODWIN

I, CATHERINE A. TEMPLETON, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2425 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT ON THE 2ND DAY OF MAY, 2013, WAS POSTED IN FOUR PLACES ON THE 8TH DAY OF MAY, 2013.

  
Catherine A. Templeton, Town Clerk



The following exhibits are attached hereto and incorporated herein:

1. Legal Description
2. Zoning Exhibit (Map) - EXHIBIT 18: Zoning Exhibit for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013.
3. EXHIBIT 19: Development Plan for Cooley Station Residential, Office, and Shopping Center and Residential 2 PADs, dated January 17, 2013.
4. EXHIBIT 20: Street Sections for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013.
5. EXHIBIT 21: Street Section Keysheet for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013.
6. EXHIBIT 22: Open Space and Circulation Plan for Cooley Station Residential, Office and Shopping Center and Residential 2 PADs, dated January 17, 2013.





**Z12-26: Cooley Station Prcls. 12 & 13**  
**Attachm. 4: Legal Description (Exhibit 1 of Ordinance)**

**Legal Description**  
**Fincher Fields**  
**SF-D Zoning**

Job No. 10-088.2

December 17, 2012

A portion of the Southwest Quarter of Section 25, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap at the southwest corner of said Section 25, from which a brass cap at the West Quarter corner of said Section 25 bears N00°47'52"W (an assumed bearing) at a distance of 2628.27 feet; thence N00°47'52"W, along the west line of the Southwest Quarter of said Section 25, for a distance of 660.01 feet to a point on the north line of the south 660 feet of the Southwest Quarter of said Section 25; thence N89°27'02"E, along said north line, for a distance of 632.91 feet to the POINT OF BEGINNING;

Thence N00°57'17"W for a distance of 146.79 feet to the beginning of a curve, concave to the east, the center of which bears N89°02'43"E at a distance of 1000.00 feet; thence northerly, along the arc of said curve, through a central angle of 00°22'07" for a distance of 6.44 feet; thence N00°35'10"W, tangent to said curve, for a distance of 385.44 feet to a point on the south line of The Willows, as defined in Book 743, Page 25, records of Maricopa County, Arizona; thence N89°24'50"E, along said south line, for a distance of 1045.01 feet; thence N75°33'04"E, along said south line, for a distance of 352.31 feet to a point on a non-tangent curve, concave to the north, the center of which bears N02°28'34"W at a distance of 758.50 feet; thence easterly along the arc of said curve and along said south line, through a central angle of 06°46'24" for a distance of 89.67 feet to the beginning of a reverse curve, concave to the south, the center of which bears S09°14'58"E at a distance of 26.50 feet; thence easterly along the arc of said curve and along said south line, through a central angle of 55°35'35" for a distance of 25.71 feet to the beginning of a reverse curve, concave to the northeast, the center of which bears N46°20'37"E at a distance of 55.00 feet; thence southeasterly along the arc of said curve and along said south line, through a central angle of 28°56'54" for a distance of 27.79 feet to the beginning of a reverse curve, concave to the southwest, the center of which bears S17°23'42"W at a distance of 26.50 feet; thence southeasterly along the arc of said curve and along said south line, through a central angle of 58°09'22" for a distance of 26.90 feet; thence N75°33'04"E, radial to said curve and along said south line, for a distance of 33.00 feet to a point on a non-tangent curve, concave to the east, the center of which bears N75°33'04"E at a distance of 26.50 feet; thence northerly along the arc of said curve and along said south line, through a central angle of 58°09'22" for a distance of 26.90 feet to the beginning of a reverse curve, concave to the northwest, the center of which bears N46°17'34"W at a distance of 55.00 feet; thence northeasterly along the arc of said curve and along said south line, through a central angle of 26°18'44" for a distance of 25.26 feet to the beginning of a reverse curve, concave to the southeast, the center of which bears S72°36'18"E at a distance of 26.50 feet; thence northeasterly along the arc of said curve and along said south line, through a central angle of 58°09'22" for a distance of 26.90 feet; thence N75°33'04"E, not tangent to said curve and along said south line, for a distance of 295.77 feet to the beginning of a curve, concave to the northwest, the center of which bears N14°26'56"W at a distance of 52.50 feet; thence northeasterly, along the arc of said curve and along said south line, through a central angle of 46°42'30" for a distance of 42.80 feet; thence N75°33'04"E, not tangent to said curve and along said south line, for a distance of 57.61 feet to a point on the east line of the Southwest Quarter of said Section 25; thence S00°52'34"E, along said east line, for a distance of 772.46 feet to a point on the north line of the south 660 feet of the Southwest Quarter of said Section 25; thence S89°27'02"W, along said north line, for a distance of 1,990.16 feet to the POINT OF BEGINNING.

An area containing 1,170,815 square feet or 26.8782 acres, more or less.



**Legal Description  
Fincher Fields  
MF/M Zoning**

Job No. 10-088.2

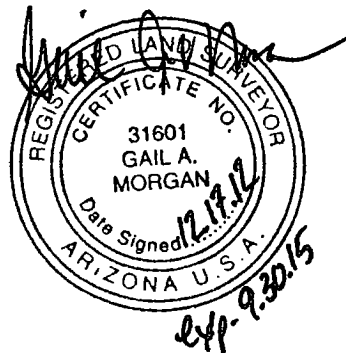
December 17, 2012

A portion of the Southwest Quarter of Section 25, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

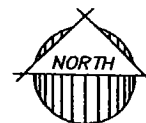
COMMENCING at a brass cap at the southwest corner of said Section 25, from which a brass cap at the West Quarter corner of said Section 25 bears  $N00^{\circ}47'52''W$  (an assumed bearing) at a distance of 2628.27 feet; thence  $N00^{\circ}47'52''W$ , along the west line of the Southwest Quarter of said Section 25, for a distance of 660.01 feet to a point on the north line of the south 660 feet of the Southwest Quarter of said Section 25 and the POINT OF BEGINNING;

Thence continuing  $N00^{\circ}47'52''W$  for a distance of 538.26 feet to a point on the south line of The Willows, as defined in Book 743, Page 25, records of Maricopa County, Arizona; thence  $N89^{\circ}24'50''E$ , along said south line, for a distance of 633.93 feet; thence  $S00^{\circ}35'10''E$  for a distance of 385.44 feet to the beginning of a curve, concave to the east, the center of which bears  $N89^{\circ}24'50''E$  at a distance of 1000.00 feet; thence southerly, along the arc of said curve, through a central angle of  $00^{\circ}22'07''$  for a distance of 6.44 feet; thence  $S00^{\circ}57'17''E$ , tangent to said curve, for a distance of 146.79 feet to a point on the north line of the south 660 feet of the Southwest Quarter of said Section 25; thence  $S89^{\circ}27'02''W$ , along said north line, for a distance of 632.91 feet to the POINT OF BEGINNING.

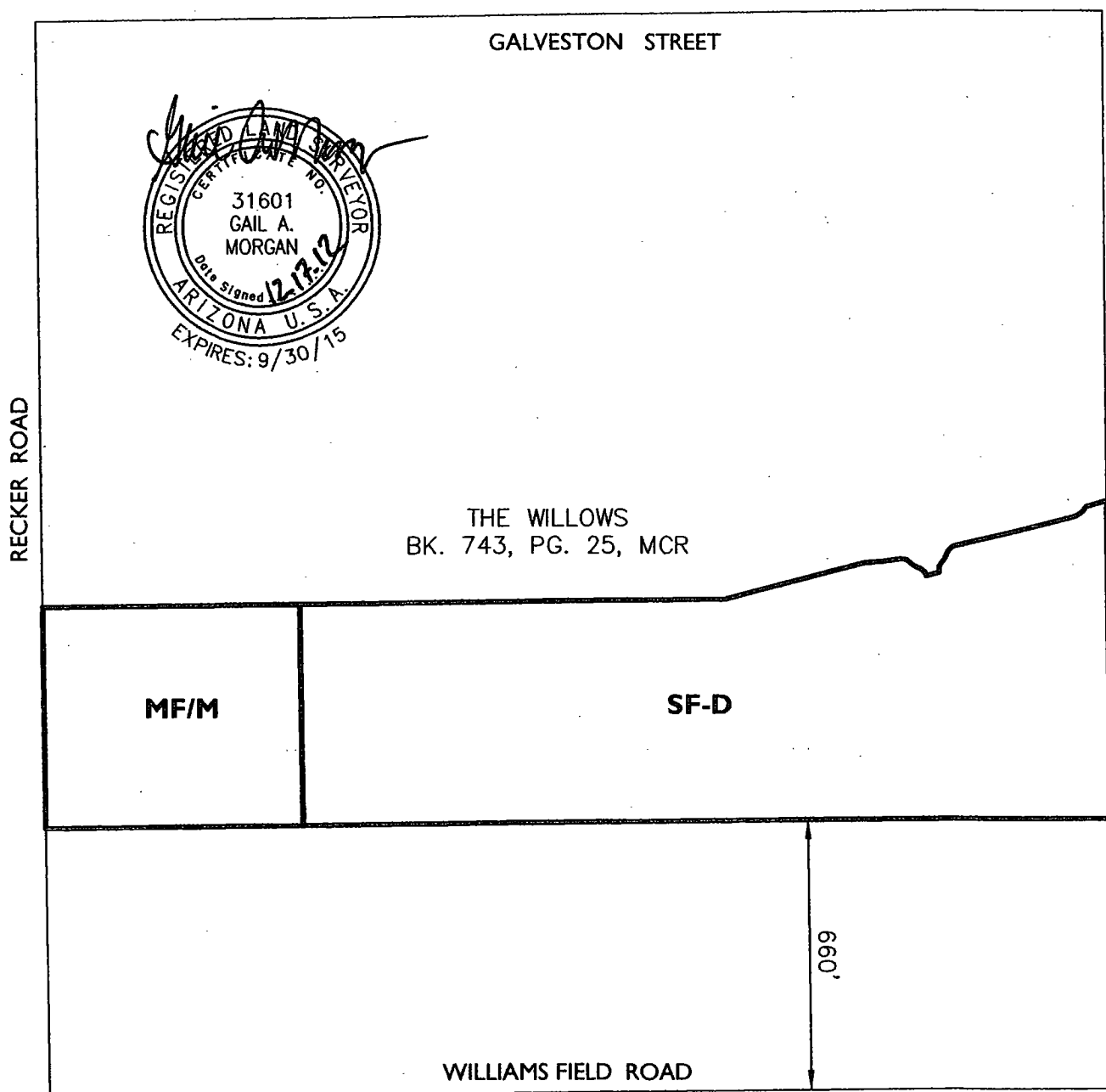
An area containing 340,880 square feet or 7.8255 acres, more or less.








NTS

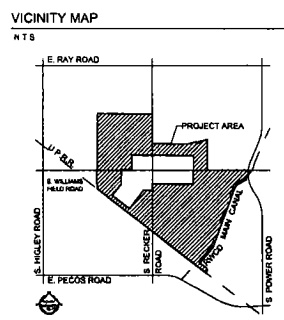
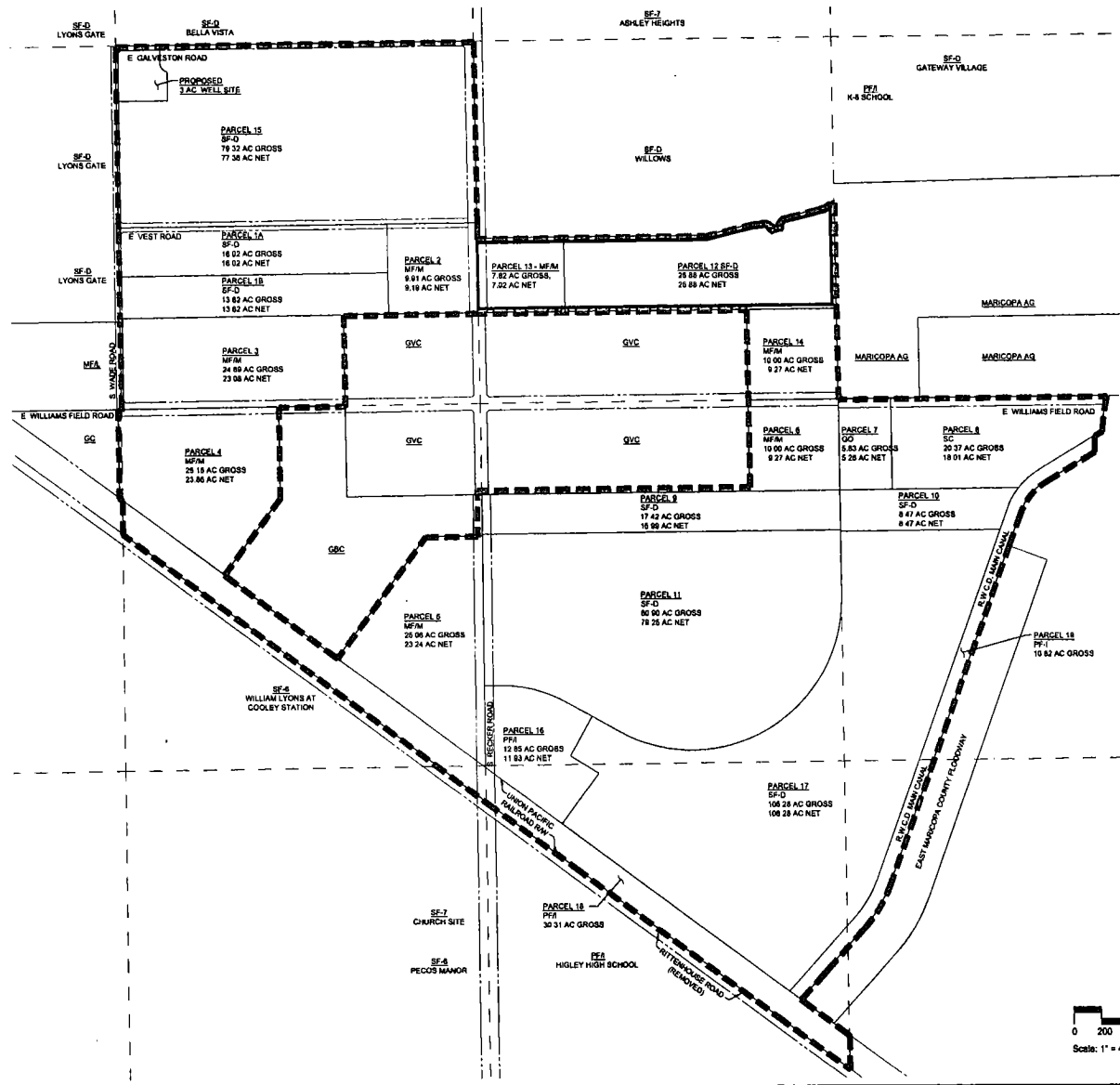


10-088.2	Project:	Fincher Fields	 <b>eps group, Inc.</b> Engineers, Planners & Surveyors 2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210 Phone (480) 503-2250 Fax (480) 503-2258
		Gilbert, Arizona	
	Zoning Exhibit		



12-148

# ZONING EXHIBIT FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 12, 13



**PROJECT TEAM**

**LANDOWNERS:**  
POCO RANCH, INC.  
17407 E. RAY ROAD  
HIGLEY, AZ 85226  
TEL: (480) 588-2068  
CONTACT: JEFF COOLEY

**DEVELOPER (PARCEL 12):**  
TREND HOMES  
880 W. ELLIOT ROAD, SUITE 102  
GILBERT, AZ 85233  
TEL: (480) 588-1218  
FAX: (480) 588-1471  
CONTACT: REED PORTER

**CONSULTANT:**  
EPIC GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480) 588-2250  
FAX: (480) 588-2258  
CONTACT: JOSH HANNON

**PROJECT DATA**

RELATED ORDINANCE NOS: ORD. NO. 1900, 2178, 2186, 2304 AS AMENDED BY ORD. NO. 2413  
TOTAL GROSS AREA: 541.94 AC

PARCEL	ZONING	GROSS AREA (AC.)
12	SF-D	10.00 AC
13	SF-D	10.00 AC
14	SF-D	10.00 AC
15	SF-D	10.00 AC
16	SF-D	10.00 AC
17	SF-D	10.00 AC
18	SF-D	10.00 AC
19	SF-D	10.00 AC
20	SF-D	10.00 AC
21	SF-D	10.00 AC
22	SF-D	10.00 AC
23	SF-D	10.00 AC
24	SF-D	10.00 AC
25	SF-D	10.00 AC
26	SF-D	10.00 AC
27	SF-D	10.00 AC
28	SF-D	10.00 AC
29	SF-D	10.00 AC
30	SF-D	10.00 AC
31	SF-D	10.00 AC
32	SF-D	10.00 AC
33	SF-D	10.00 AC
34	SF-D	10.00 AC
35	SF-D	10.00 AC
36	SF-D	10.00 AC
37	SF-D	10.00 AC
38	SF-D	10.00 AC
39	SF-D	10.00 AC
40	SF-D	10.00 AC
41	SF-D	10.00 AC
42	SF-D	10.00 AC
43	SF-D	10.00 AC
44	SF-D	10.00 AC
45	SF-D	10.00 AC
46	SF-D	10.00 AC
47	SF-D	10.00 AC
48	SF-D	10.00 AC
49	SF-D	10.00 AC
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94	SF-D	10.00 AC
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99	SF-D	10.00 AC
100	SF-D	10.00 AC

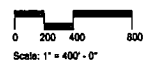
**NOTES**

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- PARCEL AREAS ARE APPROXIMATE. FINAL PARCEL AREAS SHALL BE PER DEVELOPMENT APPLICATION PLANS FOR EACH PARCEL.
- THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH THE TOWN'S ZONING REQUIREMENTS FOR THE MULTI-FAMILY-MEDIUM (MFM), MULTI-FAMILY-LOW (MFL), SINGLE FAMILY - DETACHED (SF-D), GENERAL OFFICE (GO) AND SHOPPING CENTER (SC) ZONING DISTRICTS AND ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE EXCEPT AS MODIFIED BY THIS ADOPTED ORDINANCE.

**LEGEND**

--- ZONING BOUNDARY  
--- PARCEL BOUNDARY

**Z12-26: Cooley Station Parcls. 12 & 13**  
**Attachm. 5: Zoning Exhibit -**  
**(Exhibit 18 of the Ordinance)**



**eps group, inc.**  
Engineers, Planners & Surveyors  
1901 N. 19TH AVENUE, SUITE 101, MESA, AZ 85201  
PH: (480) 962-2222 FAX: (480) 962-2222

**COOLEY STATION RES. O, & SC & RES.**  
**2 PADs PARCELS 12, 13**  
**ZONING EXHIBIT**

Revisions:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_  
7. \_\_\_\_\_  
8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_

Design: STAFF  
Drawn by: STAFF

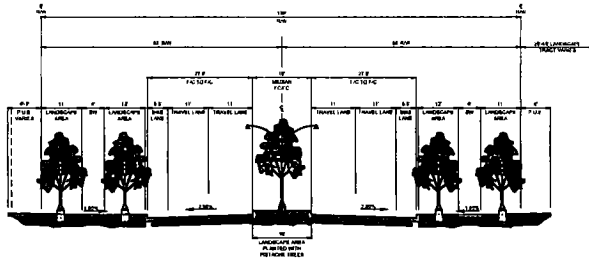
Preliminary  
Not For  
Construction  
Or  
Recording



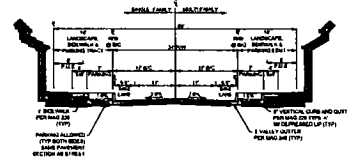




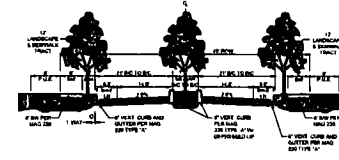
# STREET SECTIONS FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 12, 13



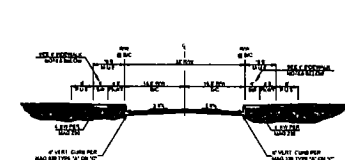
**SECTION AA - RECKER ROAD - MINOR ARTERIAL STREET CROSS-SECTION (IMPROVEMENTS PER TOW C.I.P. PROJECT ST-085)**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



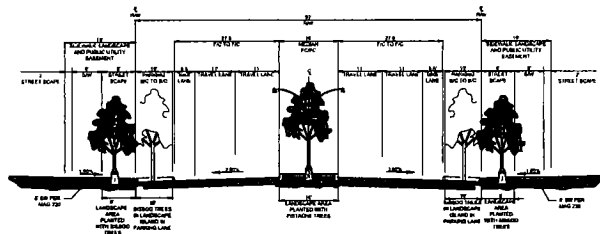
**SECTION BB - RESIDENTIAL COLLECTOR STREET CROSS SECTION "B"**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



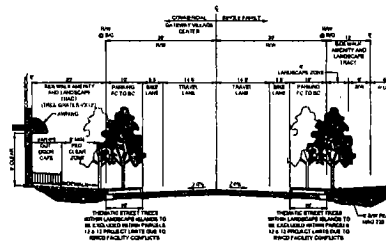
**SECTION DD - BOULEVARD COLLECTOR STREET WITH MEDIAN**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



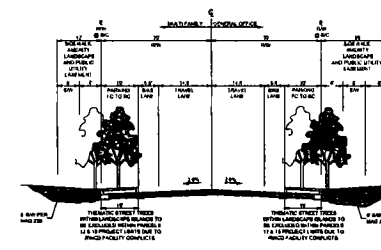
**LOCAL RESIDENTIAL STREET - PARCELS 12, 15, 16 & 17**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



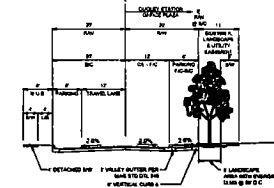
**SECTION CC - WILLIAMS FIELD ROAD - MINOR ARTERIAL STREET**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



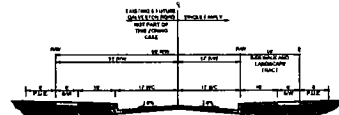
**SECTION EE - COOLEY LOOP - COMMERCIAL / SINGLE FAMILY**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



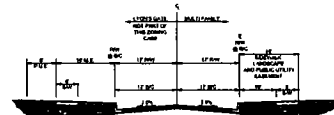
**SECTION EE - COOLEY LOOP - MULTI FAMILY / GENERAL OFFICE**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



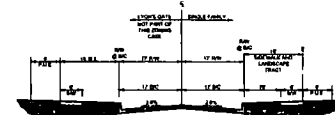
**SECTION HH - COOLEY COURT**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



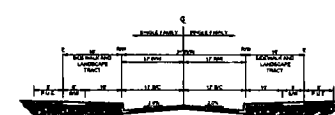
**SECTION GG - RESIDENTIAL COLLECTOR STREET - GALVESTON STREET**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



**SECTION GG - MF - COLLECTOR STREET MULTI-FAMILY - WADE DRIVE**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



**SECTION GG - SF - COLLECTOR STREET SINGLE FAMILY - WADE DRIVE**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT



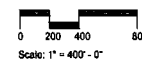
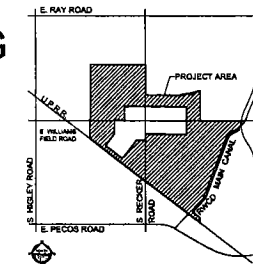
**SECTION GG - SF - FULL - COLLECTOR STREET SINGLE FAMILY FULL - VEST AVE**  
N.T.S.  
NOTE: SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.) NO BUILDING OR STRUCTURE SHALL ENCRUMB INTO OR ENCRUMB ON TRACT

TOWN OF GILBERT CASE NO.

Z12-26: Cooley Station Prcls 12 & 13  
Attachm. 7 - Street Sections (Exhib. 20 of Ordinance)



**12-148**

VICINITY MAP  
NTS.

WILLIAMS FIELD ROAD - MAJOR ARTERIAL SEE FIGURE 2 OF THE GATEWAY AREA ROW IMPROVEMENT STANDARDS AND STREETSCAPE DESIGN GUIDELINES

- SECTION AA**  
RECKER ROAD
- SECTION BB**  
RESIDENTIAL COLLECTOR STREET - SECTION B
- SECTION CC**  
WILLIAMS FIELD ROAD MINOR ARTERIAL STREETS
- SECTION DD**  
BOULEVARD COLLECTOR STREET WITH MEDIAN
- SECTION EE**  
COOLEY LOOP
- SECTION GG - HH**  
RESIDENTIAL COLLECTOR STREET
- SECTION GG - HF**  
RESIDENTIAL COLLECTOR STREET
- SECTION GG - HF**  
RESIDENTIAL COLLECTOR STREET
- SECTION GG - SF - FULL**  
RESIDENTIAL COLLECTOR STREET
- SECTION HH**  
COOLEY COURT - RESIDENTIAL STREET
- ZONING BOUNDARY**

**COOLEY STATION RES., O, & SC & RES.**  
**2 PADs PARCELS 12, 13**  
Gilbert, Arizona

STREET SECTION KEYSHEET

Revisions.

December 2013 - 1st Drawing Submitted

Look it over, then feel confident you  

 have the right drawing.

Drawn by: STAFF

Designed by: STAFF

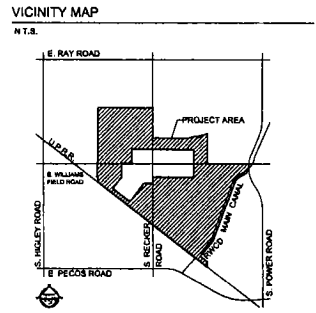
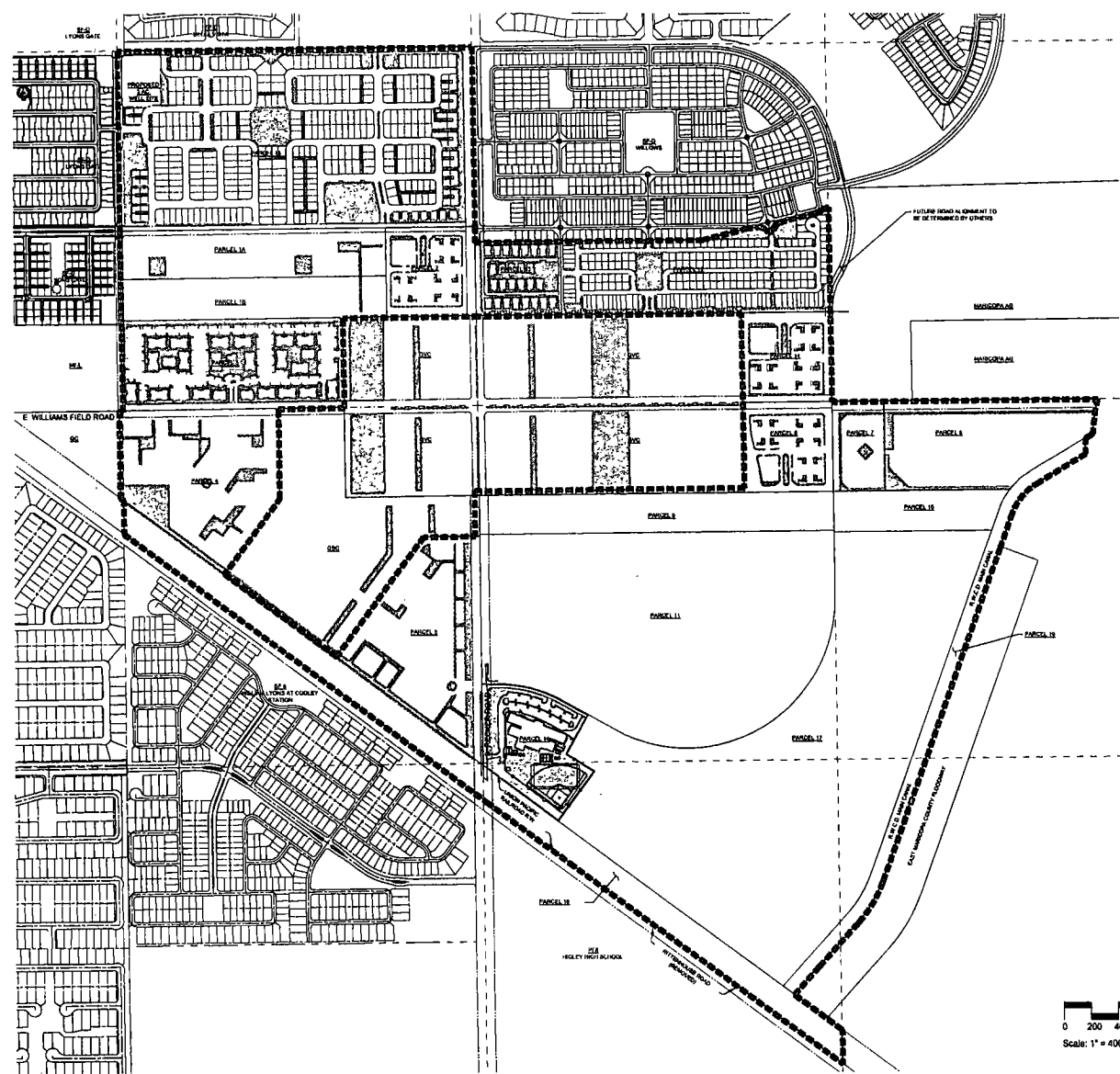
Preliminary  
 Not For  
 Construction  
 Or  
 Recording

Job No.

Job No.



# OPEN SPACE & CIRCULATION PLAN FOR COOLEY STATION RESIDENTIAL, OFFICE AND SHOPPING CENTER AND RESIDENTIAL 2 PADs PARCELS 12, 13



**PROJECT TEAM**

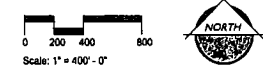
**PROPERTY OWNER:**  
MPCAN GILBERT, LLC  
6501 E GREENWAY PARKWAY  
SUITE #130-452  
SCOTTSDALE, AZ 85254

**DEVELOPER (PARCEL 12):**  
TREND HOMES  
880 W. ELLIOT ROAD, SUITE 102  
GILBERT, AZ 85233  
TEL: (480) 558-1216  
FAX: (480) 558-1471  
CONTACT: KEEB PORTER

**CONSULTANT:**  
EPS GROUP, INC.  
2048 N. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480) 603-2255  
FAX: (480) 603-2258  
CONTACT: JOSH HANNON

**LEGEND**

- ZONING BOUNDARY
- \_\_\_\_\_ CASE #210-08 BOUNDARY
- CONCEPTUAL OPEN SPACE



**Z12-26: Cooley Station Prcis. 12 & 13**  
**Attachm. 9 - Open Space & Circulation**  
**(Exhibit 22 of Ord.)**

**eps group, inc.**  
Engineers, Planners & Surveyors  
1001 E. McDowell Road, Suite 101, Mesa, AZ 85205  
TEL: (480) 942-2255

**COOLEY STATION RES., O, & SC & RES.**  
**2 PADs PARCELS 12, 13**  
**OPEN SPACE AND CIRCULATION PLAN**

Revisions

No.	Description	Date

Design: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**12-148**



## **FINDINGS OF FACT**

**Z13-26: Cooley Station Parcels  
12 & 13  
Attachment 2 - Findings of Fact**

### **Z12-26 – COOLEY STATION PARCELS 12, 13**

1. The proposed zoning amendment conforms to the General Plan Gateway Character Area, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability to implement the benefits to the community spelled out in the Gateway Character Area and the Development Agreement for the Cooley Station Village Center.



**When recorded mail to:**

**Town of Gilbert**

**Town Clerk**

**50 East Civic Center Drive**

**Gilbert AZ 85296**

This area reserved for County Recorder

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**CAPTION HEADING**  
**Ordinance 2425**

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**DO NOT REMOVE**

Exhibits 18-22 which was adopted and incorporated into Ordinance 2425 is available for viewing in the Office of the Town Clerk, Town of Gilbert, 50 East Civic Center Drive Gilbert AZ 85296.

Exhibit 18	Zoning Exhibit
Exhibit 19	Development Plan
Exhibit 20	Street Sections
Exhibit 21	Street Key Sheet
Exhibit 22	Open Space & Circulation